012.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	984,500 / 984,500
					USE VALUE:	984,500 / 984,500
					ASSESSED:	984,500 / 984,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		PRINCETON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FERBER BENJAMIN E &
Owner 2:	DONOFRIO AIMEE K
Owner 3:	
Street 1:	11 PRINCETON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FERBER BENJAMIN E -
Owner 2:	-
Street 1:	11 PRINCETON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,380 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1961, having primarily Clapboard Exterior and 2400 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6380.000	464,800		519,700	984,500
Total Card	0.146	464,800		519,700	984,500
Total Parcel	0.146	464,800		519,700	984,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.21 | /Parcel: 410.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 9706
GIS Ref:
GIS Ref:
Insp Date: 11/04/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 012.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	464,800	0	6,380.	519,700	984,500	984,500	Year End Roll	12/18/2019
2019	101	FV	348,200	0	6,380.	672,500	1,020,700	1,020,700	Year End Roll	1/3/2019
2018	101	FV	311,400	0	6,380.	428,000	739,400	739,400	Year End Roll	12/20/2017
2017	101	FV	311,400	0	6,380.	391,300	702,700	702,700	Year End Roll	1/3/2017
2016	101	FV	311,400	0	6,380.	317,900	629,300	629,300	Year End	1/4/2016
2015	101	FV	299,000	0	6,380.	317,900	616,900	616,900	Year End Roll	12/11/2014
2014	101	FV	299,000	0	6,380.	289,800	588,800	588,800	Year End Roll	12/16/2013
2013	101	FV	299,000	0	6,380.	275,700	574,700	574,700		12/13/2012

!1212!

PRINT

Date	Time
12/10/20	16:52:23

LAST REV

Date	Time
12/26/19	17:41:23

apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 1212

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FERBER BENJAMIN	58512-357		2/17/2012	Convenience	1	No	No		
GIURLEO CHRISTI	46174-438		9/28/2005		532,500	No	No		
HARTLEY KAREN	42509-413		4/15/2004		539,000	No	No		
SCHILDKRAUT E R	30528-299		8/10/1999		317,100	No	No		
	12921-654		1/14/1976		47,000	No	No		N

USER DEFINED

Prior Id # 1:	9706
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/11/2019	1405	Wood Dec	55,200					
12/29/2017	1691	Add Att	70,400	O				
9/2/2010	1082	Addition	180,560	C				ADD 2ND STORY

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	MEAS&NOTICE	BS	Barbara S
4/12/2011	Info Fm Prmt	BR	B Rossignol
5/7/2009	Measured	372	PATRIOT
12/30/2005	MLS	MM	Mary M
9/22/2005	MLS	BR	B Rossignol
8/30/2004	MLS	MM	Mary M
6/14/2000	MLS		
9/27/1999	Mailer Sent		
9/27/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6380		Sq. Ft.	Site		0	85.	0.96	2									519,692						519,700	

Total AC/HA: 0.14646 | Total SF/SM: 6380 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 519,692 | Spl Credit | Total: 519,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08749998
Const Adj.:	0.99989998
Adj $ / SQ:	135.924
Other Features:	121342
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	487233
Depreciation:	22413
Depreciated Total:	464821

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

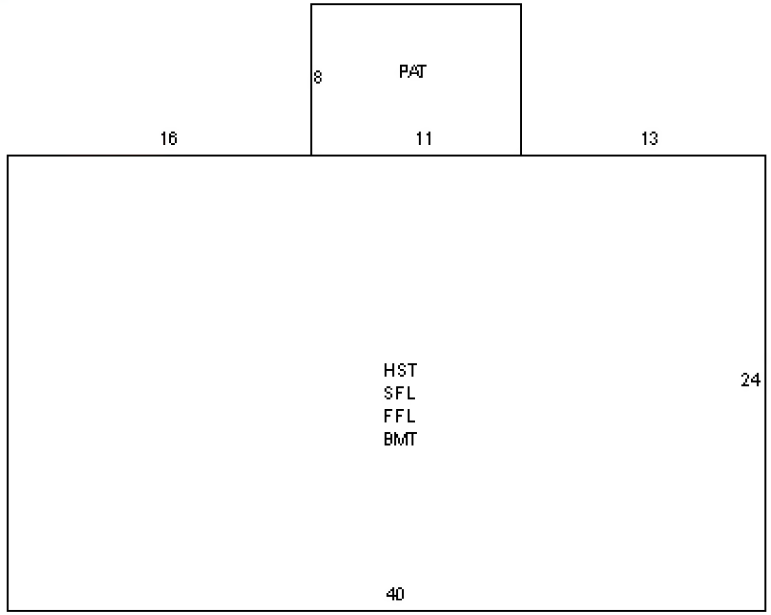
No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	135.92
Special Features:	0	Val/Su Net:	134.80
Final Total:	464800	Val/Su SzAd	193.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	960	40.780	39,146
FFL	First Floor	960	135.920	130,487
SFL	Second Floor	960	135.920	130,487
HST	Half Story	480	135.920	65,243
PAT	Patio	88	6.000	528

Net Sketched Area:	3,448		Total:	365,891	
Size Ad	2400	Gross Are	3928	FinArea	2400

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

012.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: